

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
35-05-17-400-053.000-005

Parent Parcel Number

Property Address
450 FORKS OF THE WABASH WAY

Neighborhood
3553400 HTGN CITY A3 VAC COMM LAND

Property Class
400 Com Vacant land

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 003 Huntington

Corporation N
District 005 Huntington Corp
Section & Plat 17
Routing Number 268-2

OWNERSHIP

Wilson Realty & Development
261 W Market ST
Huntington, IN 46750 USA

003-00530-00 Pt Tr 1 Res Ten Secs 5.74 Ac

Tax ID 0030053000

TRANSFER OF OWNERSHIP

Date

Printed 03/29/2021 Card No. 1 of 1

COMMERCIAL

VALUATION RECORD								
Assessment Year		03/01/2015	01/01/2016	01/01/2017	01/01/2018	01/01/2019	01/01/2020	01/01/2021
Reason for Change		4Y Reval	ANNUAL ADJ	ANNUAL ADJ	ANNUAL ADJ	ANNUAL ADJ	4Y Reval	ANNUAL ADJ
VALUATION	L	2800	8700	8700	8700	8700	8700	8700
Appraised Value	B	0	0	0	0	0	0	0
	T	2800	8700	8700	8700	8700	8700	8700
VALUATION	L	2800	8700	8700	8700	8700	8700	8700
True Tax Value	B	0	0	0	0	0	0	0
	T	2800	8700	8700	8700	8700	8700	8700

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Improving

Zoning:
Legal Acres:
5.7400

Admin Legal
5.7400

LAND DATA AND CALCULATIONS									
	Rating	Measured	Table	Prod. Factor					
	Soil ID	Acreage	120	-or-					
	-or-	-or-		Depth Factor					
	Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence	Value
	Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor	
Land Type									
1 UNDEVELOPED USABLE		4.7910		1.00	42000.00	42000.00	201220 0	-95% 0	-15%
2 UNDEVELOPED UNUSABLE		0.9490		1.00	2500.00	2500.00	2370 0	-95% 0	-15%

001: 03/01/2015 LP \$195,000
10/2017 LP \$195,000
CY20: CYCLICAL REASSESSMENT 2020
CYCL: CYCLICAL REASSESSMENT
03/01/2015 APPLIED DEV DISOUNT
LAND: RECLASSIFICATION OF LAND
01/01/2016 Updated land use rates from res to comm- property
zoned B-2.

Supplemental Cards			Supplemental Cards		
MEASURED ACREAGE	5.7400		TRUE TAX VALUE		8650
FARMLAND COMPUTATIONS					
Parcel Acreage	5.7400		Measured Acreage		
81 Legal Drain NV [-]			Average True Tax Value/Acre		
82 Public Roads NV [-]			TRUE TAX VALUE FARMLAND		
83 UT Towers NV [-]			Classified Land Total		
9 Homesite(s) [-]			Homesite(s) Value (+)		
91/92 Excess Acreage [-]			Excess Acreage Value (+)		
TOTAL ACRES FARMLAND			Supplemental Cards		
TRUE TAX VALUE			TOTAL LAND VALUE		8700

